

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION

June 13, 2012

Don Hassler, Vice-Chairman, called the Regular Meeting of the Fairfield Planning Commission to order.

Members present: Don Hassler, Jeff Holtegel, Bill Woeste, Tom Hasselbeck and Bob Myron.

Tom Hasselbeck, seconded by Bob Myron, made a motion to excuse Scott Lepsky and Mark Morris. Motion carried 5 – 0. (Mr. Lepsky arrived later during the meeting.)

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held May 23, 2012, were approved as submitted.

OLD BUSINESS:

4' Tall Stockade Fence – 8600 Essex Orchard – Stockton Station Subdivision (Tabled)

Jeff Holtegel, seconded by Bill Woeste, made a motion to remove this item from the table. Motion carried 5 – 0.

Slides were shown of the property and fence. Ms. Donovan informed the Commission the fence is 4' tall stockade which is not an approved fence type in Stockton Station. Mr. Jose Lopez, property owner, originally applied for a 6' tall privacy fence which was turned down. He later applied for a 4' tall fence and the building permit issued specially stated the fence was to be split rail. Also attached to the permit was a copy of the Planning Commission Minutes from 2004 where the fencing requirement for Stockton was amended to permit wood or vinyl split rail fence and a privacy fence to screen a hot tub. Mr. Lopez constructed the solid fence. When the City became aware of it, a letter was sent to Mr. Lopez stating the fence had to be removed.

Ms. Donovan stated the lots in Stockton Station are 6,000 – 7,000 s.f. and in an effort to maintain an open feel, solid fences are not permitted.

Mr. William Evan, representing Mr. Lopez, stated when the privacy fence was denied by the City, Mr. Lopez believed it was because of the height. He then applied for the 4' fence and didn't realize what split rail was. Mr. Evan asked if Mr. Lopez could keep the posts, remove the stockade slats and install board fence. He has a one year old daughter and small dog and needs a fence to keep them in the yard. Mr. Hasselbeck added a wire mesh can also be installed.

Jeff Holtegel, seconded by Tom Hasselbeck, made a motion to disapprove the 4' stockade fence at 8600 Essex Orchard Station.

Motion carried 6 – 0.

Tom Hasselbeck explained if the fence was allowed to stay, it would open the possibility for other residents to ask for the same type.

John Clemmons informed Mr. Evan that a zoning violation is pending on the fence so the stockade portion needs to be removed. Mr. Lopez also needs to re-apply for a building permit for the new fence and show the type of fence he intends to install.

NEW BUSINESS:

New House Plan – 5671 Olde Winton Court

Slides were shown of the property and elevations. Ms. Donovan stated the lot is on Olde Winton Court and has alleys on the south and west property lines. A bump out is proposed on the north elevation which is next to an empty lot and on the south elevation which abuts one of the alleys. A revised site plan was submitted today which increased the bump out on the north side. The home is still within the limits of the amount of bump out area permitted.

Mr. Rex Richardson, applicant, introduced the homebuyers, Mr. and Mrs. Stroz. He stated another change proposed on the house is the garage door will be moved to the rear of the home. As a condition of the contract to purchase, a fence will be constructed across the alley at 5024 Winton Road. Mr. Richardson will be submitting the fence information for the next meeting.

Jeff Holtegel, seconded by Bob Myron, made a motion to approve the revised house plan submitted for 5671 Olde Winton Court.

Motion carried 6 – 0.

REPORTS AND GENERAL DISCUSSION:

Scott Lepsky informed the Commission that the Board of Zoning Appeals tabled an application for flutter flags and an air dancer and asked that the Planning Commission clarify the existing sign ordinance to see if these should be classified as promotional signage.

Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Peggy Flaig, Clerk